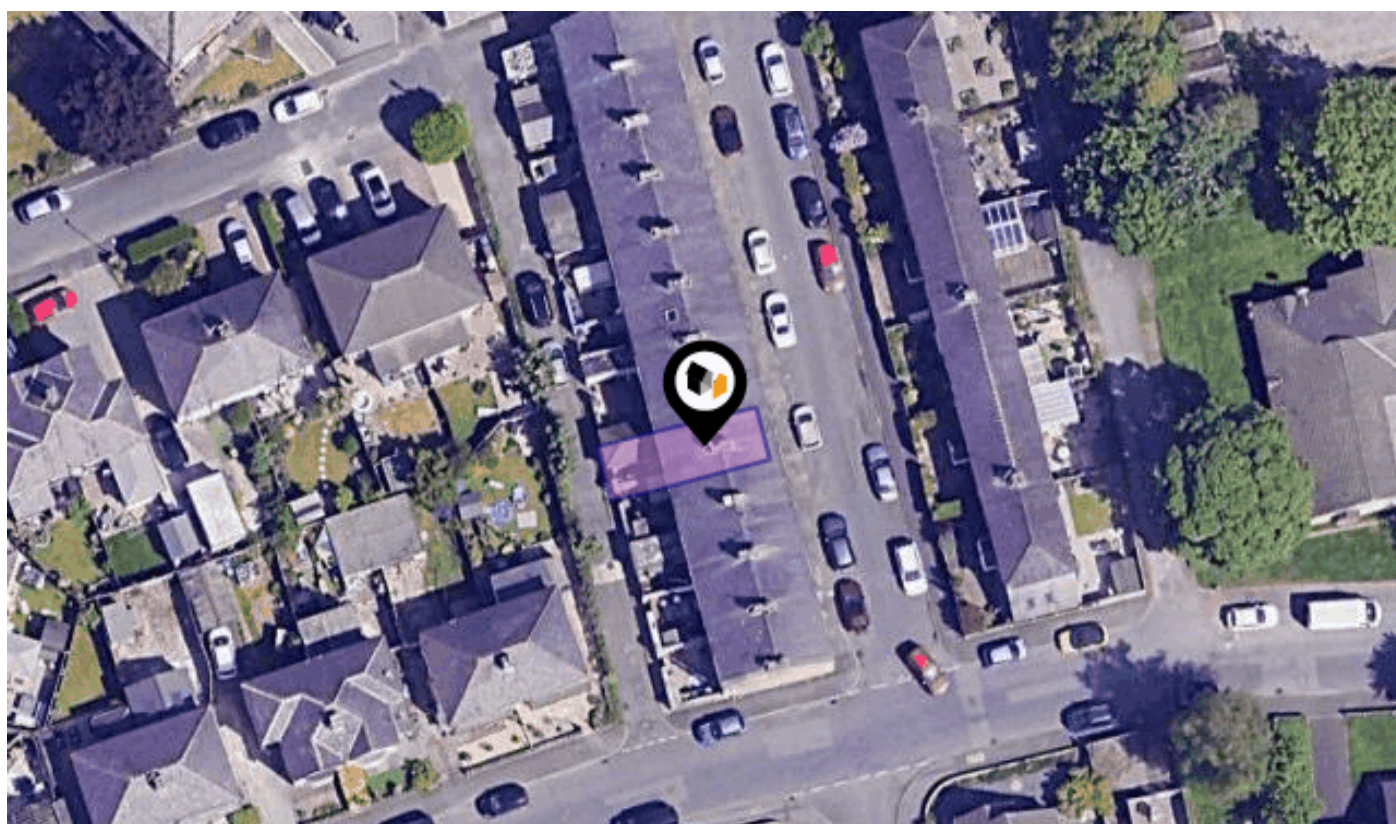




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 12<sup>th</sup> May 2025



**57, BOLTON GROVE, BARROWFORD, NELSON, BB9 8PB**

## Landwood Group

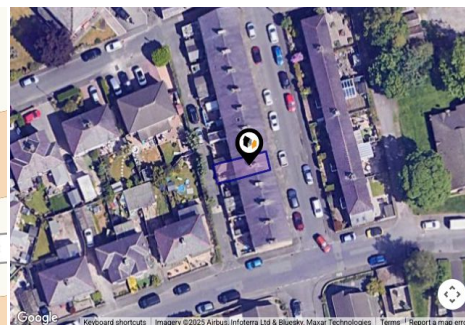
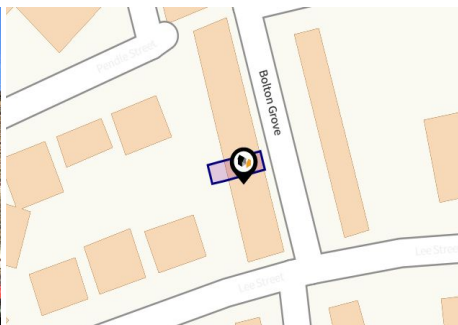
77 Deansgate Manchester M3 2BW

0161 710 2010

Leah.gibson@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

Type:	Terraced	Last Sold Date:	07/09/2007
Bedrooms:	2	Last Sold Price:	£96,000
Floor Area:	850 ft <sup>2</sup> / 79 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£111
Plot Area:	0.01 acres	Tenure:	Leasehold
Year Built :	1900-1929	Start Date:	25/03/1892
Council Tax :	Band A	End Date:	01/05/2891
Annual Estimate:	£1,690	Lease Term:	999 years from 1 May 1892
Title Number:	LA731024	Term Remaining:	866 years
UPRN:	10024181975		

## Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8	80	1800
mb/s	mb/s	mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Property  
EPC - Certificate

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57 Bolton Grove, Barrowford, BB9 8PB

Energy rating

D

Valid until 09.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 89% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	79 m <sup>2</sup>



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

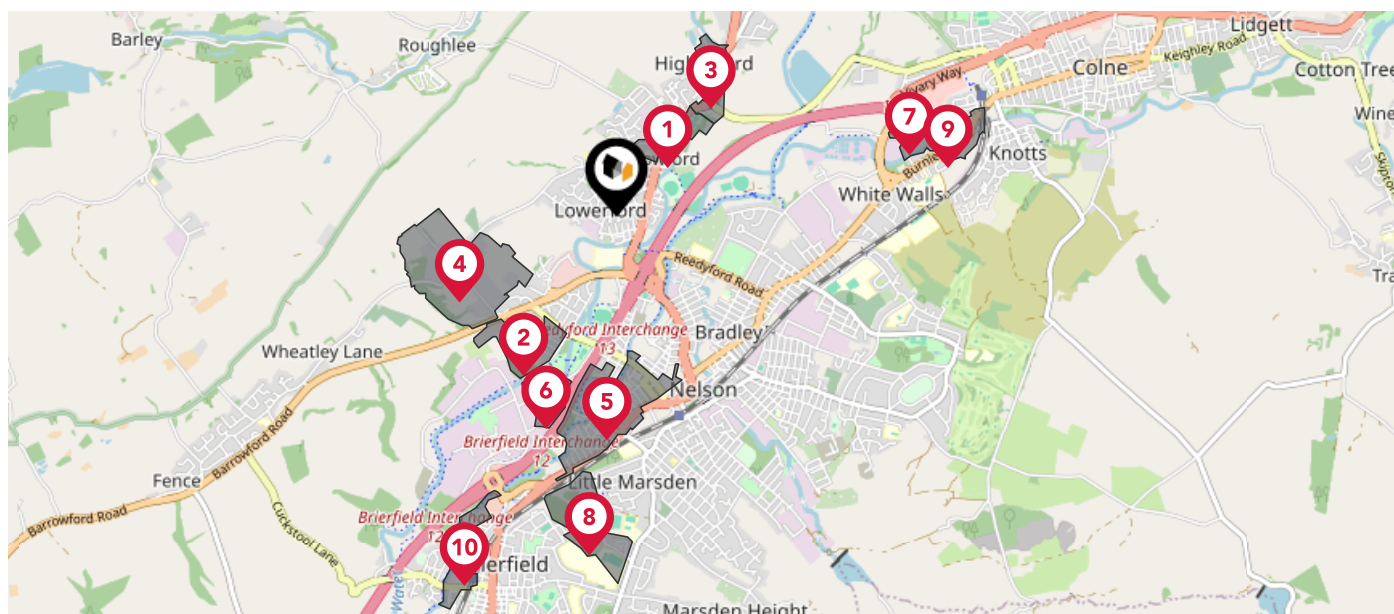
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

LANDWOOD  
GROUP

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

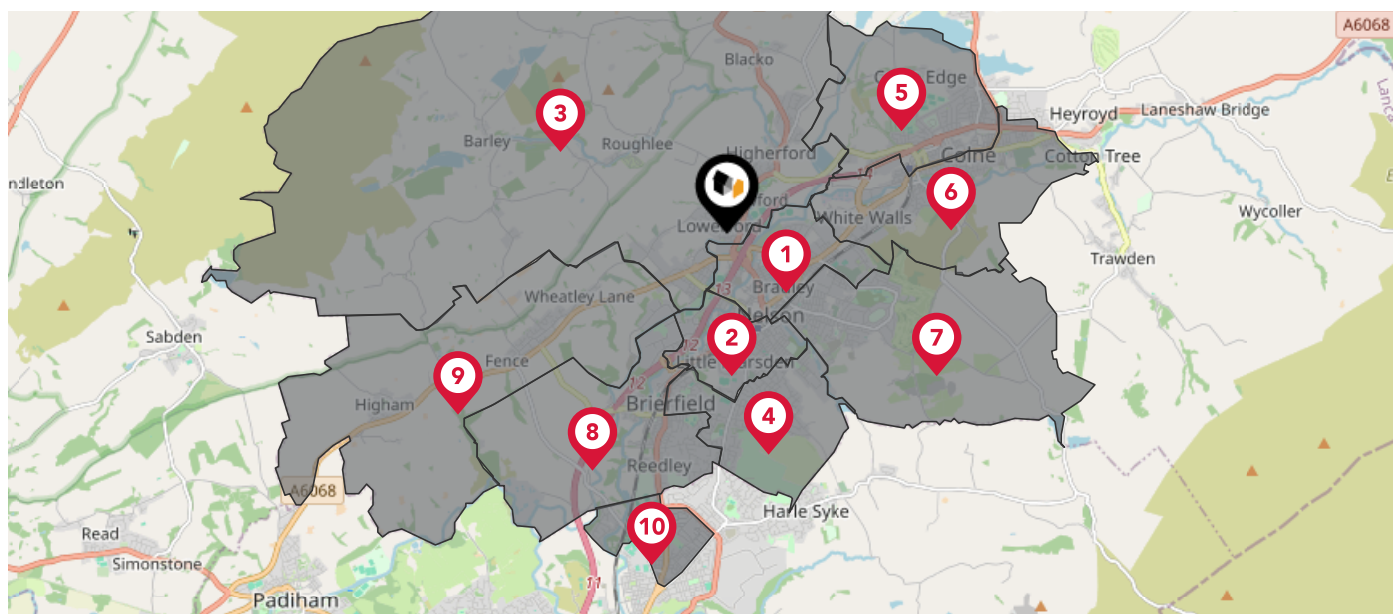
- 1 Barrowford
- 2 Carr Hall Road, Barrowford
- 3 Higherford
- 4 Carr Hall and Wheatley Lane Road, Barrowford
- 5 Whitefield, Nelson
- 6 Lomeshaye Industrial Hamlet, Nelson
- 7 Greenfield, Colne
- 8 Edge End, Nelson
- 9 Primet Bridge, Colne
- 10 Brierfield Mills

# Maps

## Council Wards

LANDWOOD  
GROUP

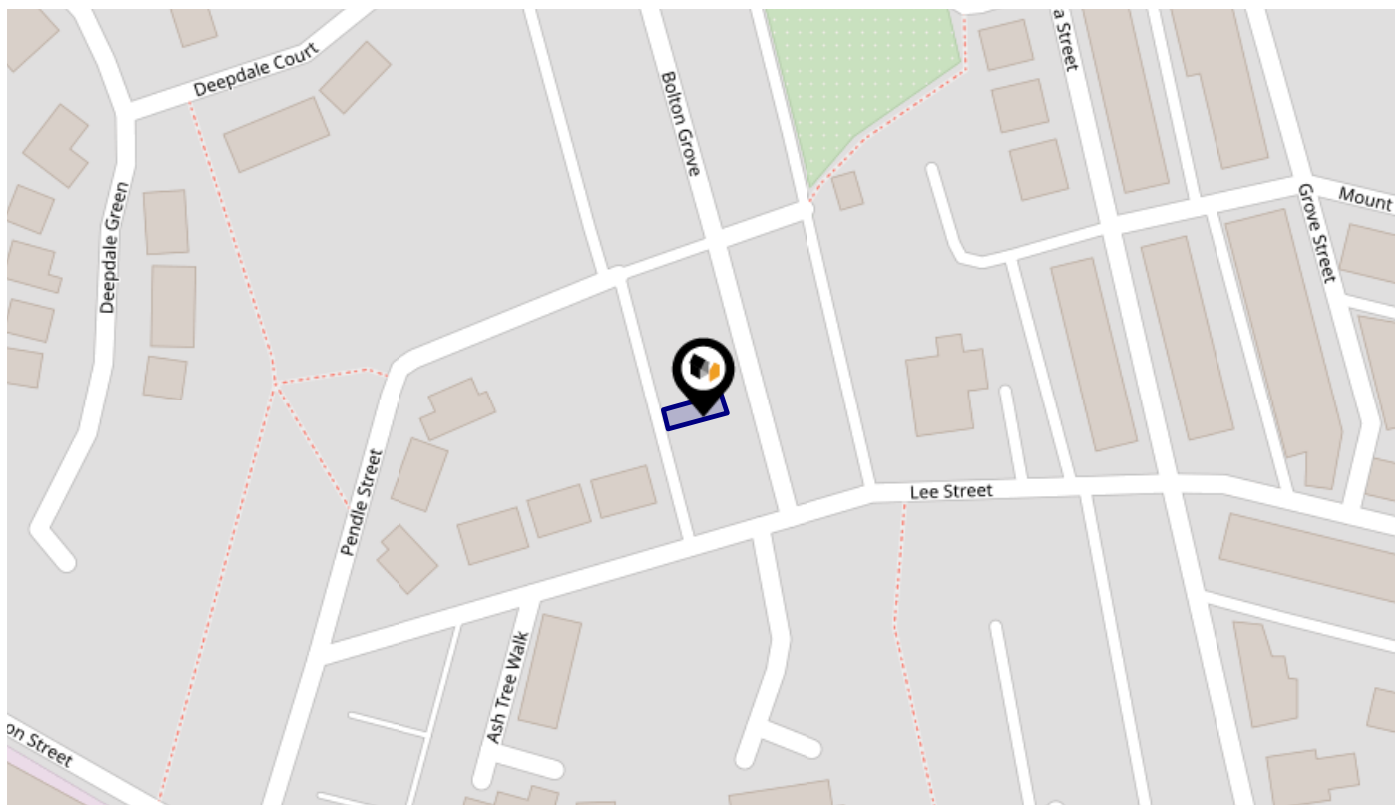
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Bradley Ward
- 2 Whitefield & Walverden Ward
- 3 Barrowford & Pendleside Ward
- 4 Brierfield East & Clover Hill Ward
- 5 Vivary Bridge Ward
- 6 Waterside & Horsfield Ward
- 7 Marsden & Southfield Ward
- 8 Brierfield West & Reedley Ward
- 9 Fence & Higham Ward
- 10 Queensgate Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

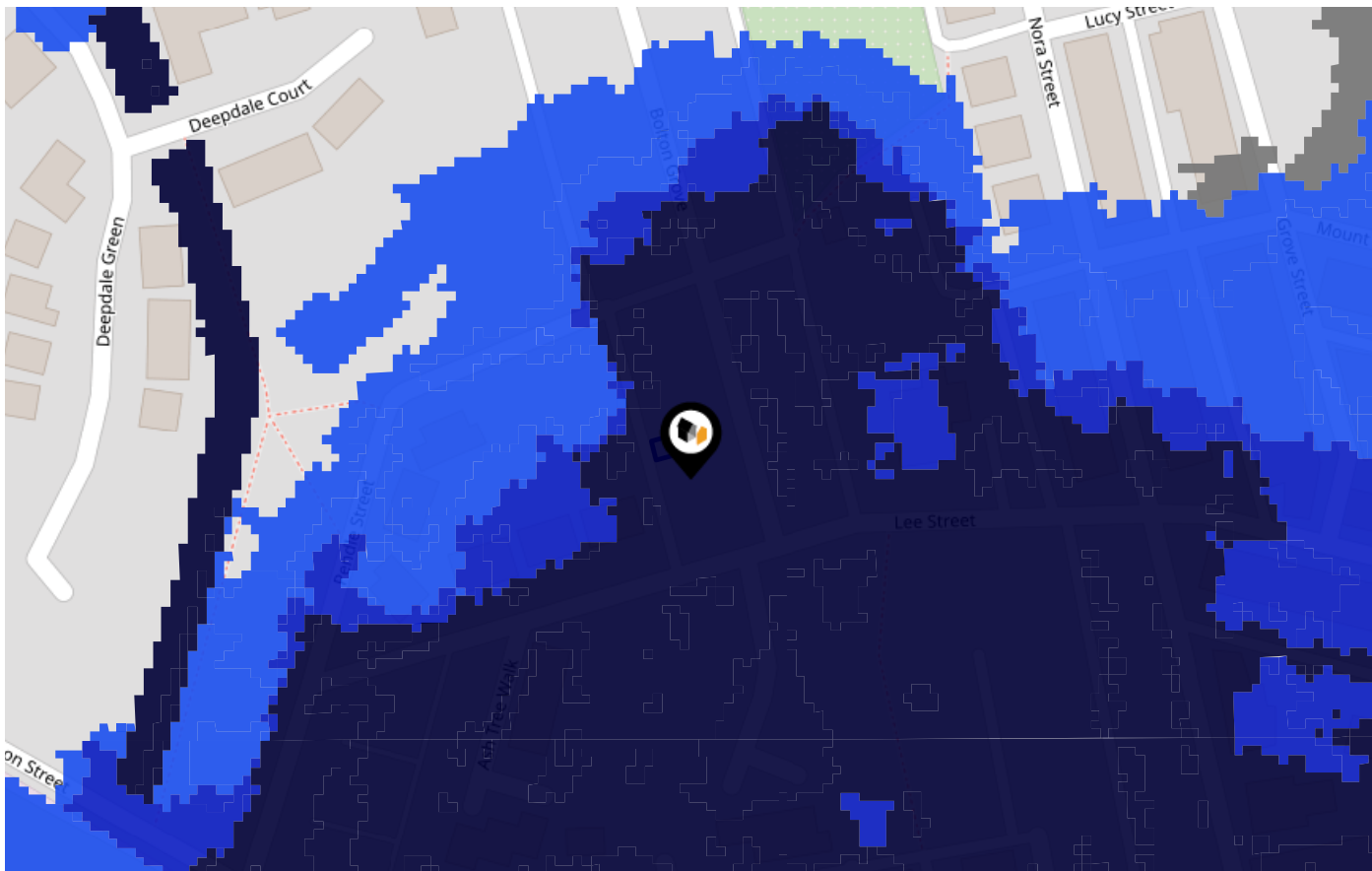


# Flood Risk

## Rivers & Seas - Flood Risk

LANDWOOD  
GROUP

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

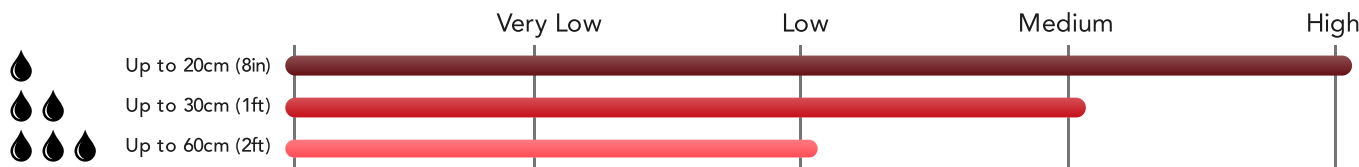


**Risk Rating: High**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

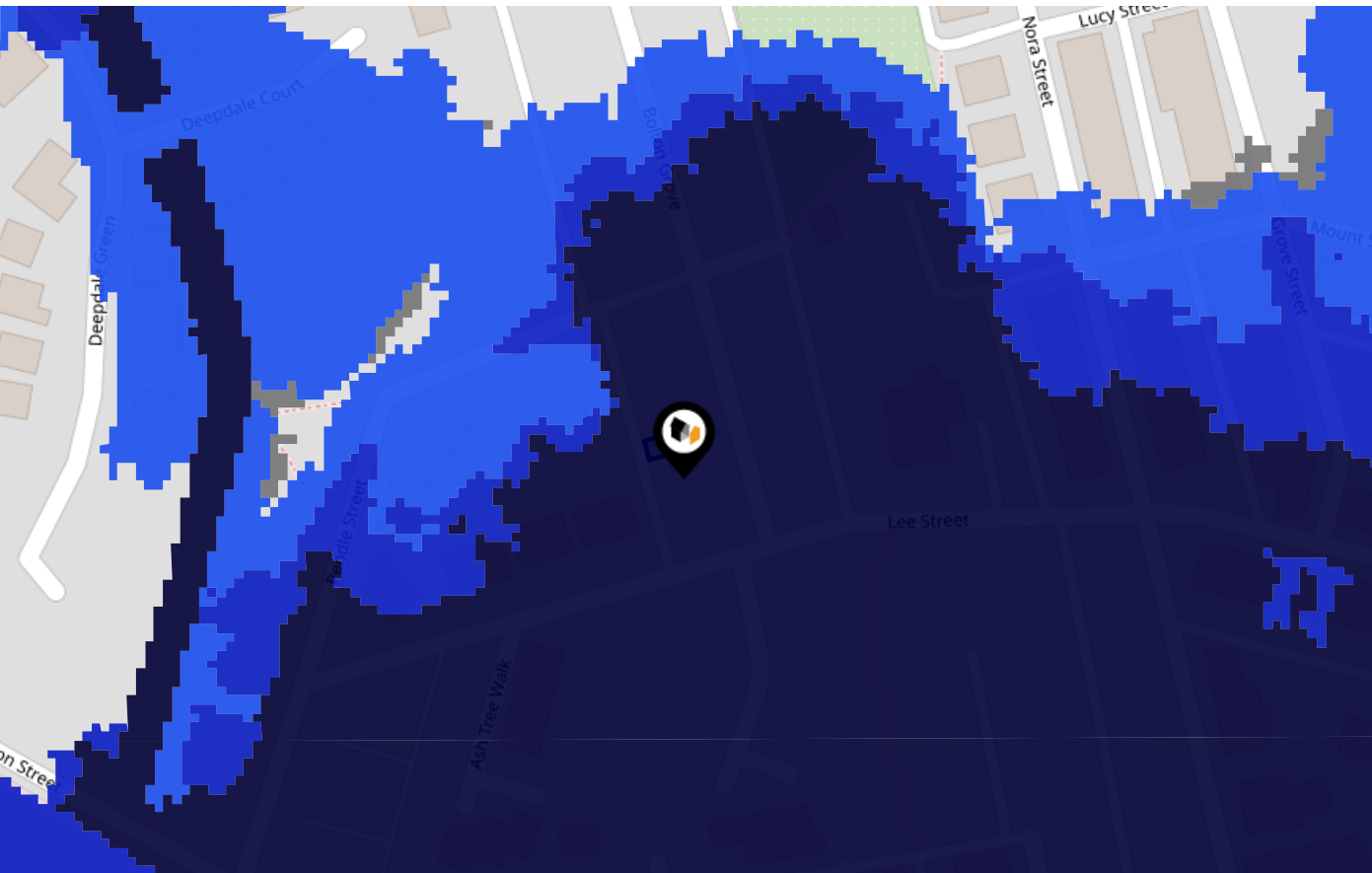


# Flood Risk

## Rivers & Seas - Climate Change

LANDWOOD  
GROUP

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

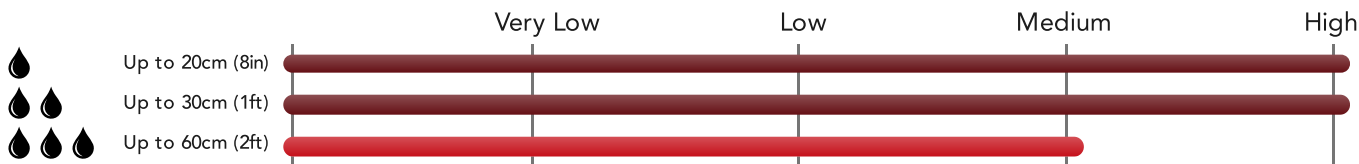


Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



KPF - Key Property Facts

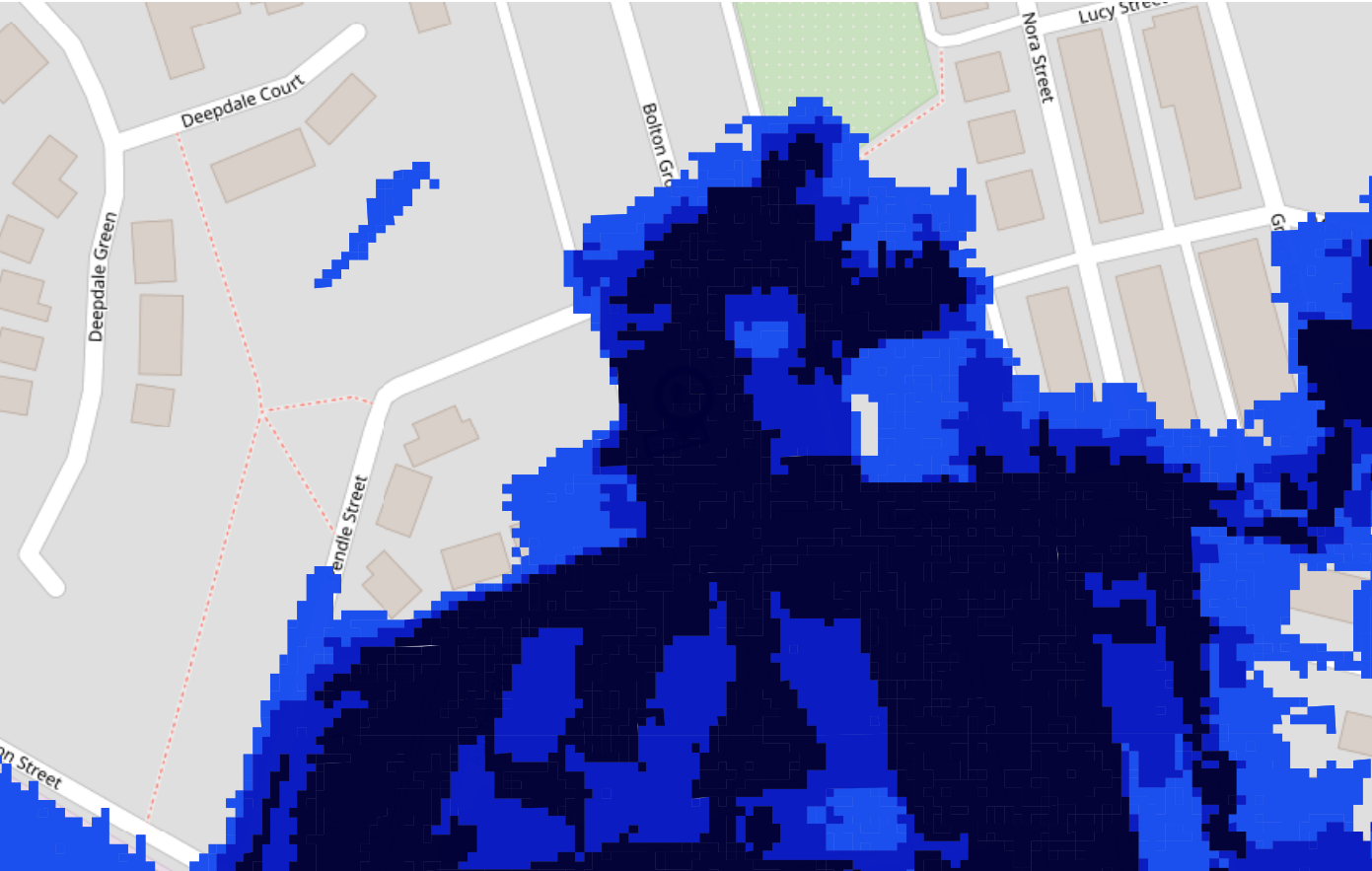
Powered by  
**aprift**  
Know any property instantly

# Flood Risk

## Surface Water - Flood Risk

LANDWOOD  
GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

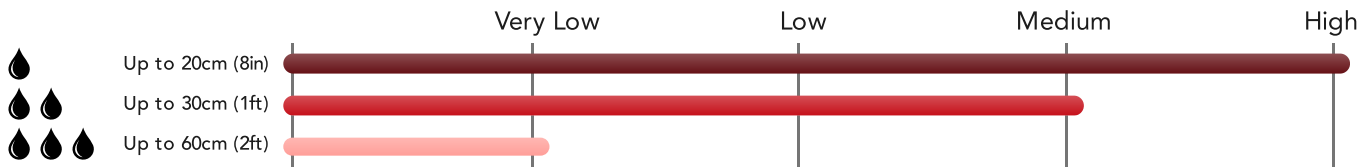


Risk Rating: High

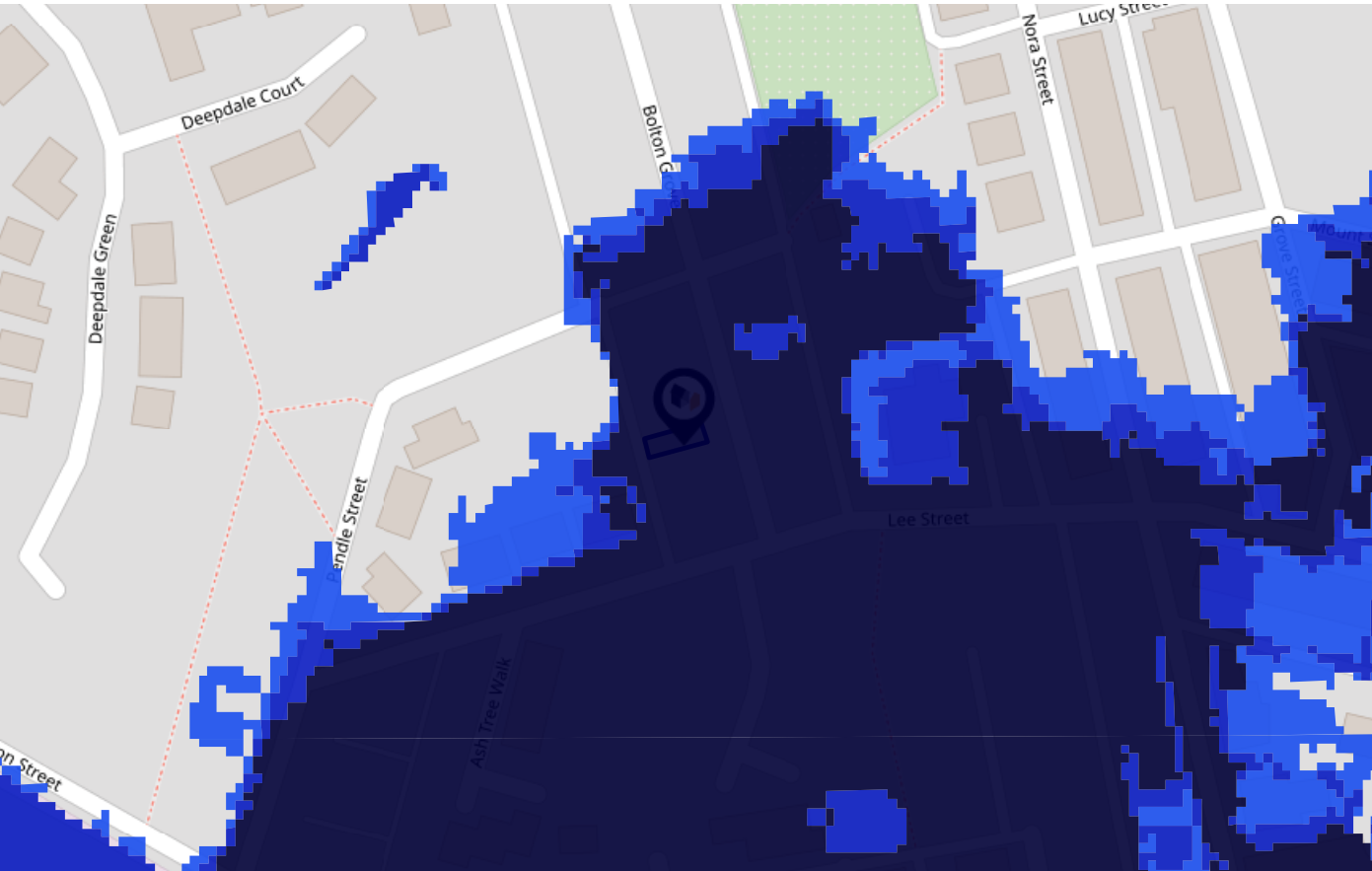
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

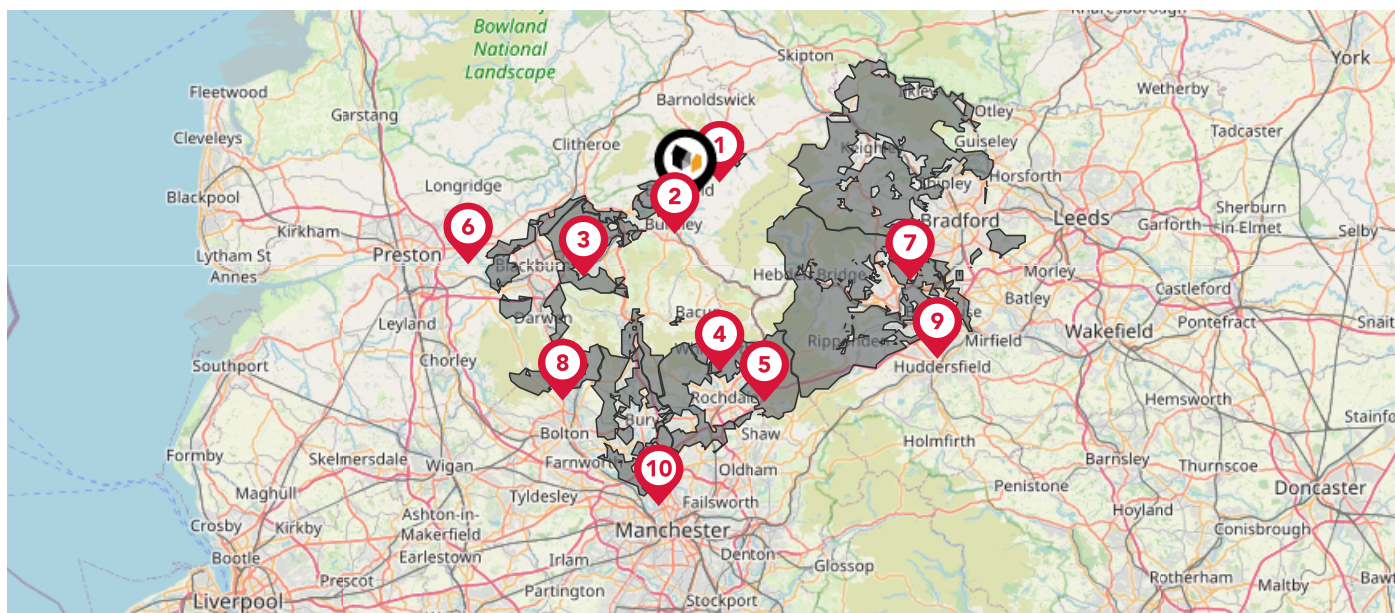
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

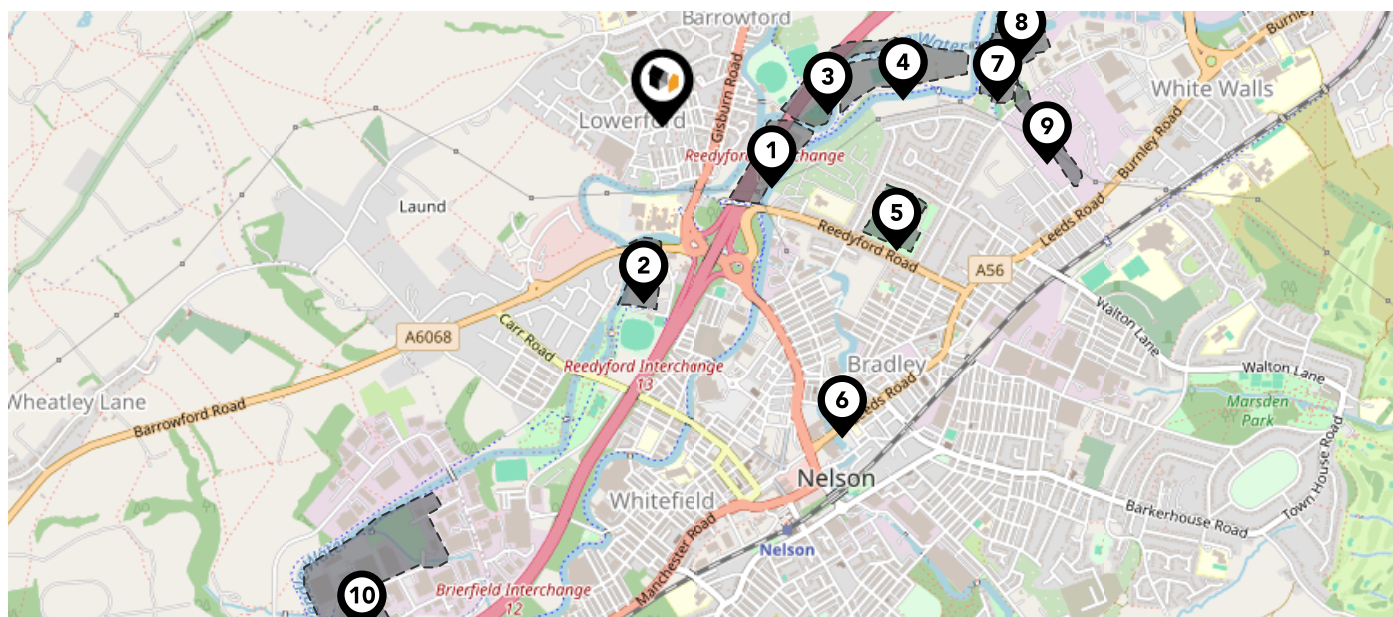
- 1 Merseyside and Greater Manchester Green Belt - Pendle
- 2 Merseyside and Greater Manchester Green Belt - Burnley
- 3 Merseyside and Greater Manchester Green Belt - Hyndburn
- 4 Merseyside and Greater Manchester Green Belt - Rossendale
- 5 Merseyside and Greater Manchester Green Belt - Rochdale
- 6 Merseyside and Greater Manchester Green Belt - Ribble Valley
- 7 South and West Yorkshire Green Belt - Bradford
- 8 Merseyside and Greater Manchester Green Belt - Blackburn with Darwen
- 9 South and West Yorkshire Green Belt - Calderdale
- 10 Merseyside and Greater Manchester Green Belt - Bury

# Maps

## Landfill Sites

LANDWOOD  
GROUP

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

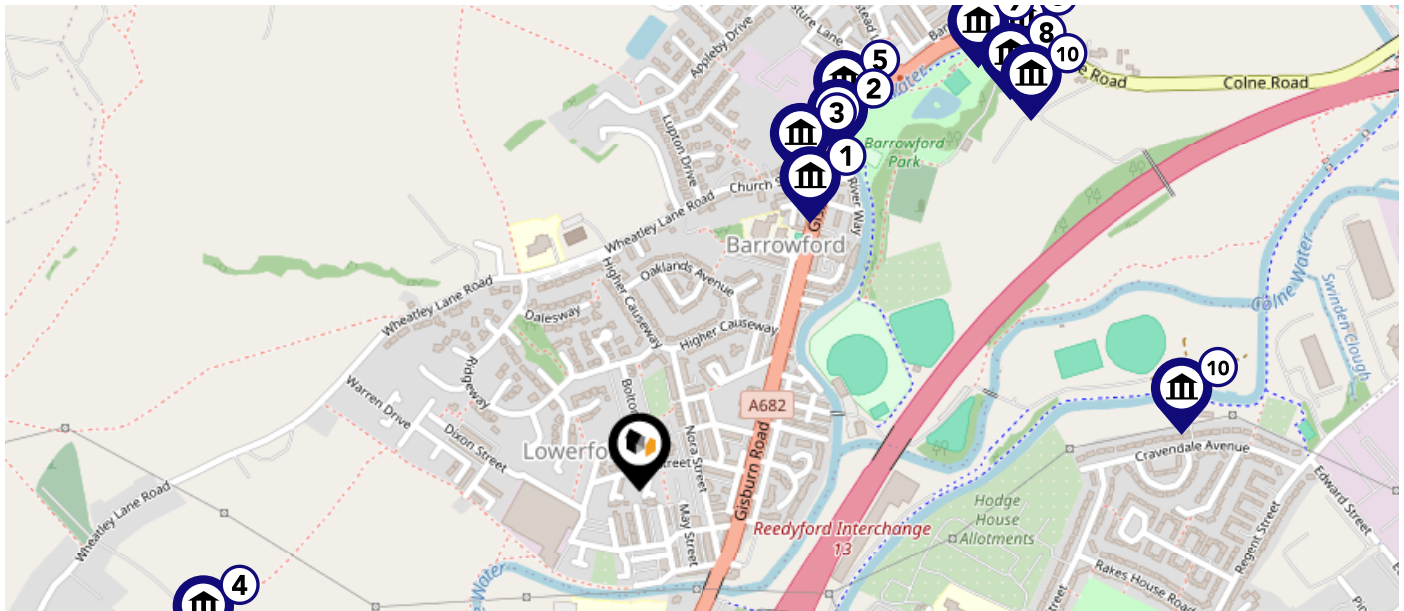
1	Reedyford Road-Reedyford Road, Nelson, Pendle, Lancashire	Historic Landfill	<input type="checkbox"/>
2	Adjacent to Pendle Water-Barrowford Road, Nelson, Pendle, Lancashire	Historic Landfill	<input type="checkbox"/>
3	West of Colne Water-Romney Avenue, Nelson, Pendle, Lancashire	Historic Landfill	<input type="checkbox"/>
4	Swinden Playing Fields-By Swinden Bridge, Cravendale Avenue, Barrowford, Pendle, Lancashire	Historic Landfill	<input type="checkbox"/>
5	Hodge House Recreation Ground-Regent Street, Nelson, Lancashire	Historic Landfill	<input type="checkbox"/>
6	Pendle Community Hospital-Leeds Road, Nelson, Lancashire	Historic Landfill	<input type="checkbox"/>
7	Whitewalls No 1-Off Regent Street, Colne, Lancashire	Historic Landfill	<input type="checkbox"/>
8	Colne Sewage Works-Off Regent Street, Colne, Greenfield, Lancashire	Historic Landfill	<input type="checkbox"/>
9	Whitewalls No 2-Regent Street, Colne, Lancashire	Historic Landfill	<input type="checkbox"/>
10	Nelson and Barrowford Effluent Treatment Works-Off Lindred Road, Brierfield, Lomeshaye, Lancashire	Historic Landfill	<input type="checkbox"/>












# Maps

## Listed Buildings

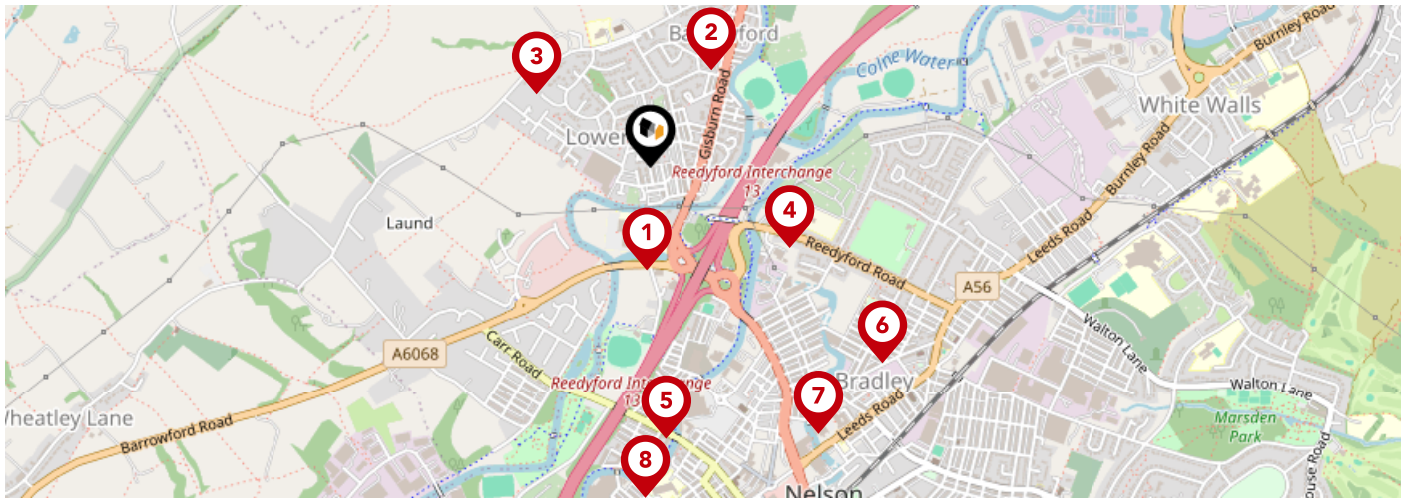
LANDWOOD  
GROUP

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



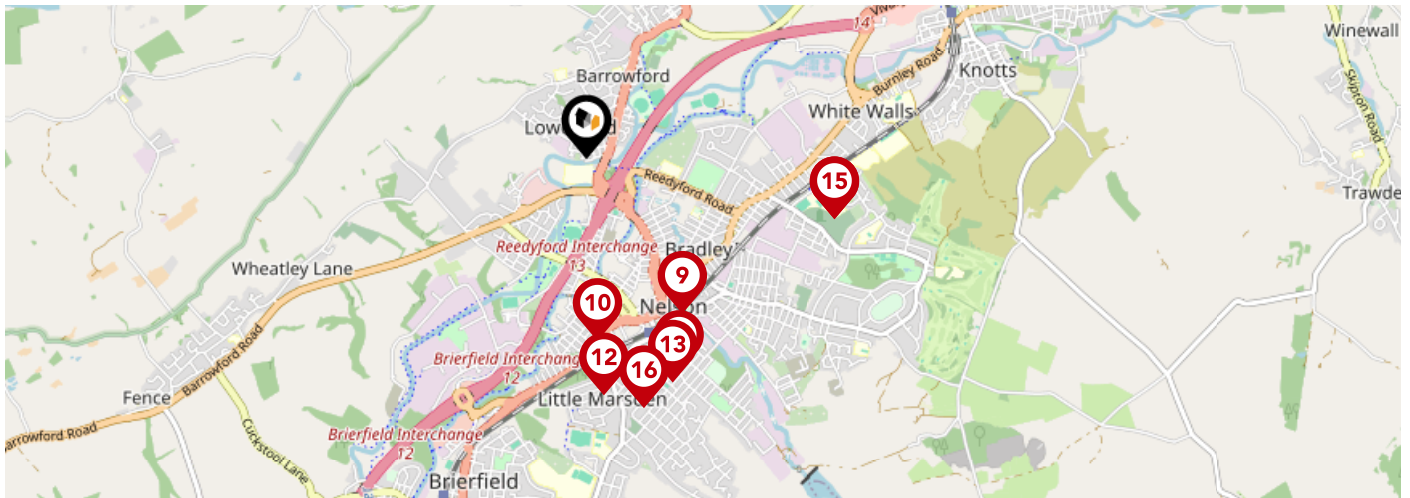
Listed Buildings in the local district	Grade	Distance
 1073433 - 99, 101, 103 And 103a, Gisburn Road	Grade II	0.4 miles
 1361705 - Milestone Opposite 129 Gisburn Road	Grade II	0.4 miles
 1073429 - Lamb Working Mens Club	Grade II	0.4 miles
 1073402 - Laund Farmhouse And Cottage	Grade II	0.5 miles
 1258954 - White Bear Inn	Grade II	0.5 miles
 1259044 - Toll House	Grade II	0.6 miles
 1073434 - George And Dragon Public House	Grade II	0.6 miles
 1073431 - Clerk's House	Grade II	0.6 miles
 1259024 - 195-211, Gisburn Road	Grade II	0.6 miles
 1361712 - Leeds And Liverpool Canal Swinden Bridge Number 142	Grade II	0.6 miles
 1361730 - Cruck Barn At Pendle Heritage Centre	Grade II	0.6 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Nelson and Colne College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Barrowford School</b> Ofsted Rating: Good   Pupils: 296   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barrowford St Thomas Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 119   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Holy Saviour Roman Catholic Primary School, Nelson</b> Ofsted Rating: Good   Pupils: 202   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Al-Ikhlaas Primary School</b> Ofsted Rating: Not Rated   Pupils: 151   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bradley Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bradley Nursery School</b> Ofsted Rating: Good   Pupils: 192   Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lomeshaye Junior School</b> Ofsted Rating: Good   Pupils: 366   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



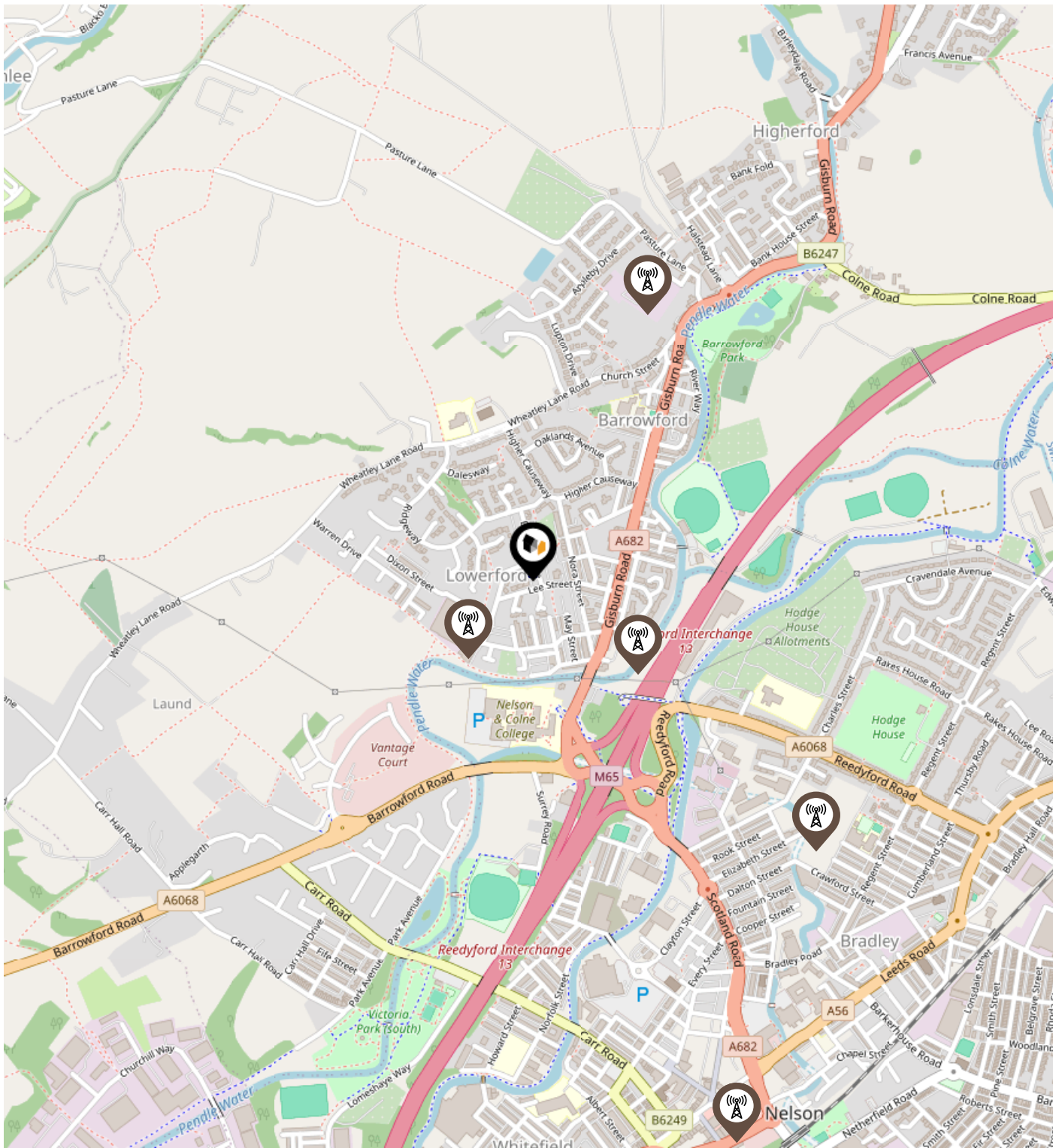


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Nelson St Philip's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 140   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Whitefield Infant School and Nursery</b> Ofsted Rating: Outstanding   Pupils: 326   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Edenfield Girls' High School</b> Ofsted Rating: Not Rated   Pupils: 95   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St John Southworth RC Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 209   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>McMillan Nursery School</b> Ofsted Rating: Good   Pupils: 84   Distance:1.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Pendle Vale College</b> Ofsted Rating: Good   Pupils: 1055   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Pendle Community High School &amp; College</b> Ofsted Rating: Outstanding   Pupils: 162   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Marsden Community Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

LANDWOOD  
GROUP

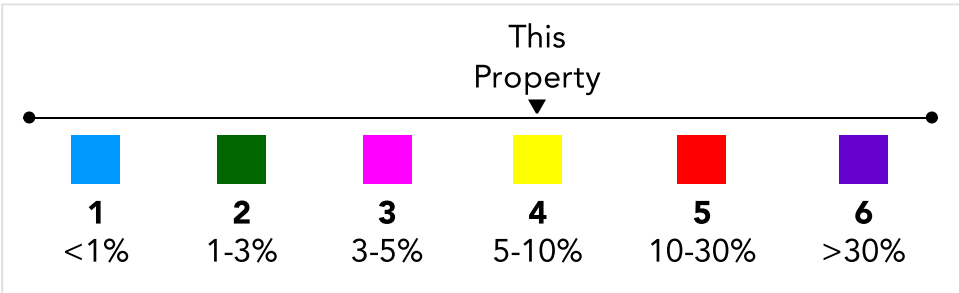
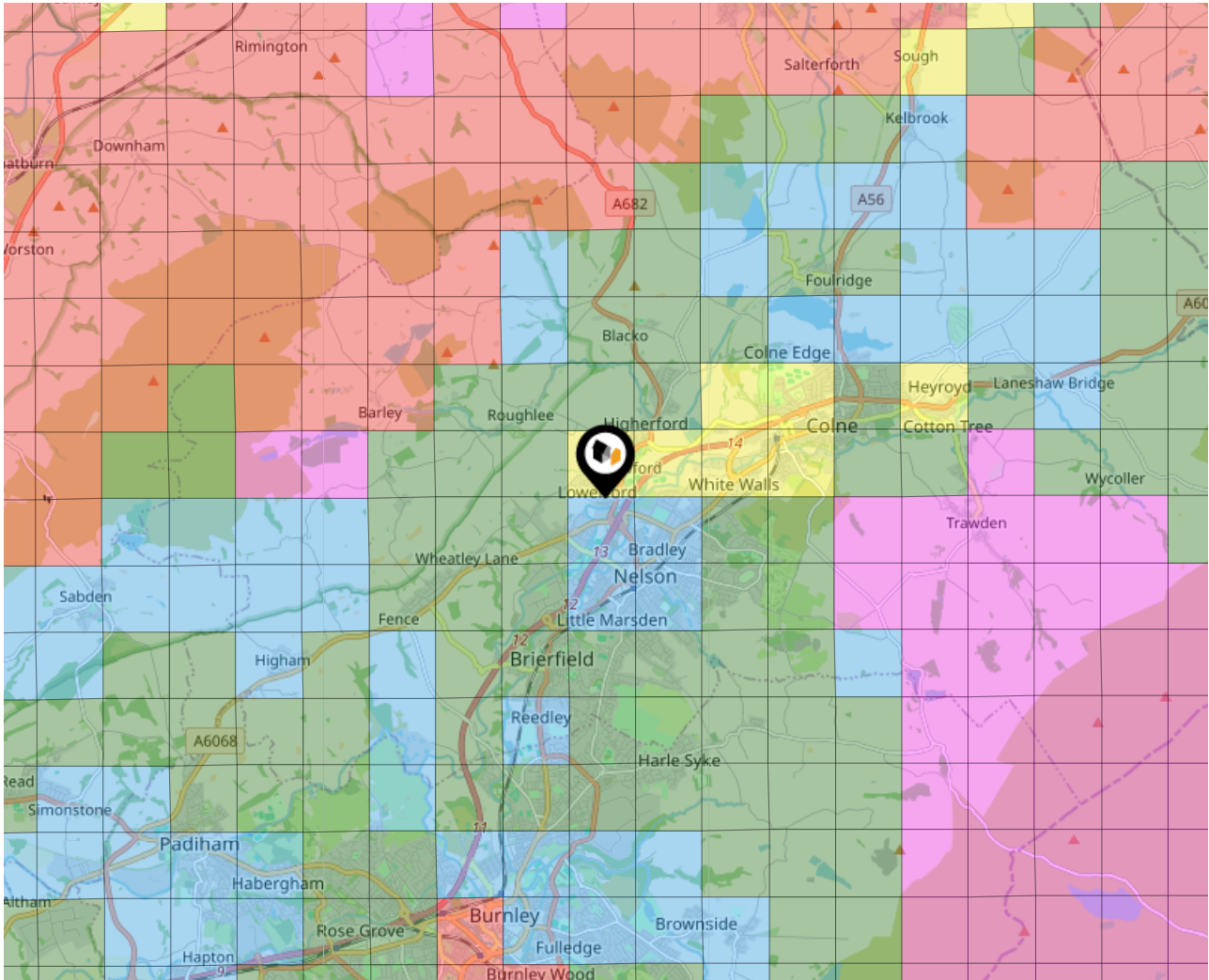


### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).

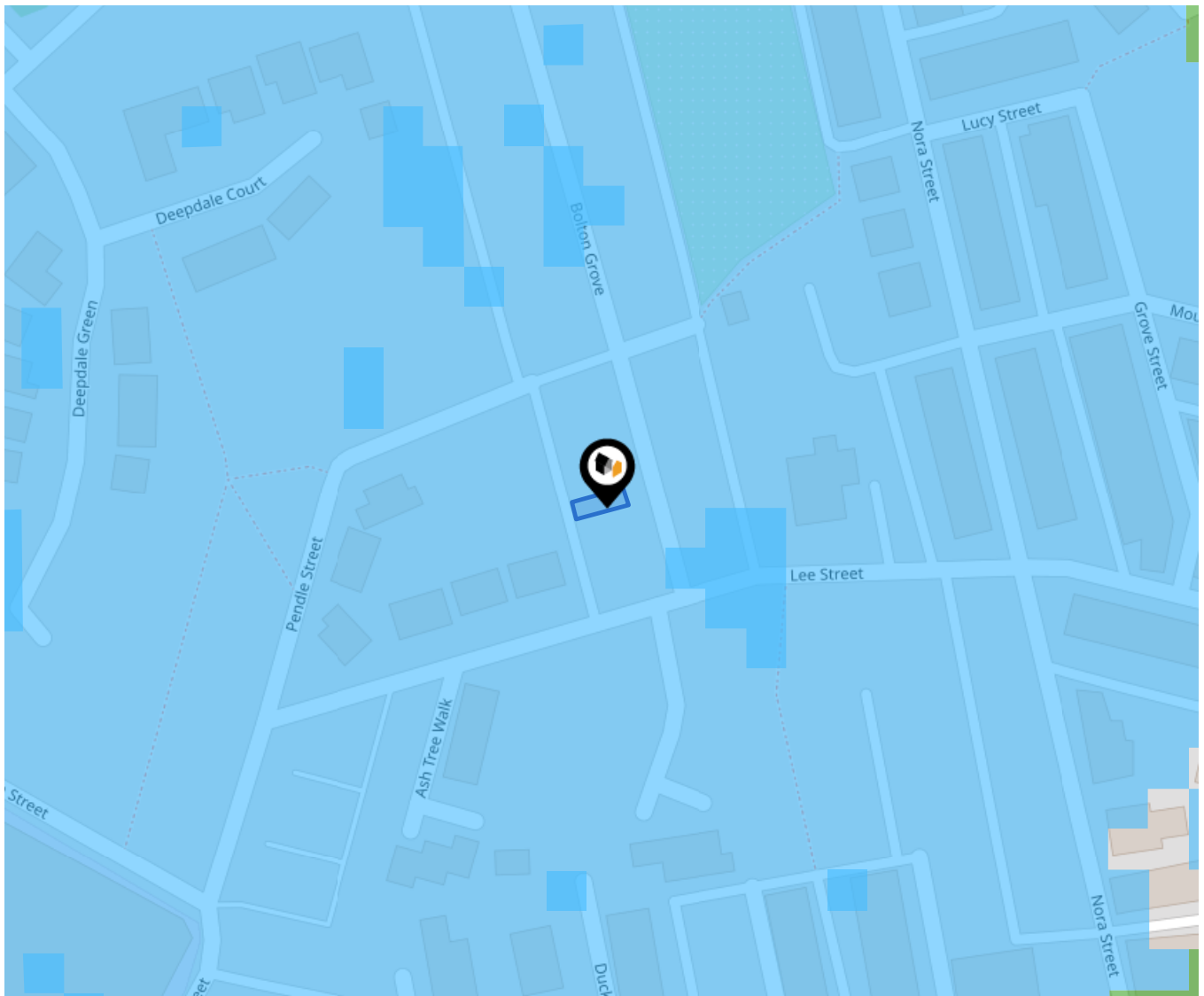




# Local Area

## Road Noise

LANDWOOD  
GROUP



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

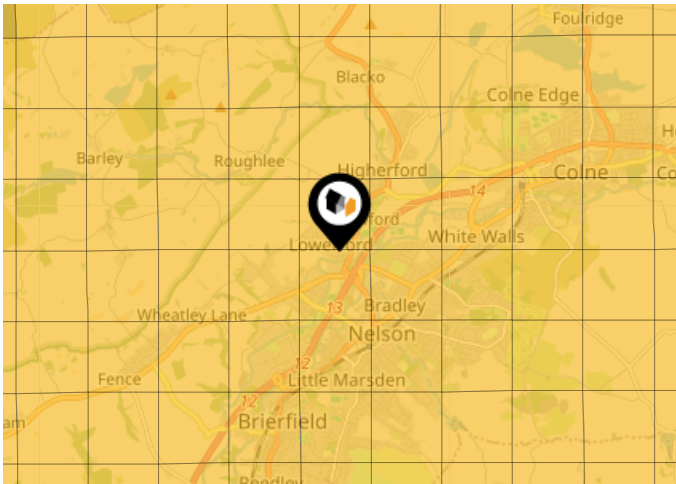
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



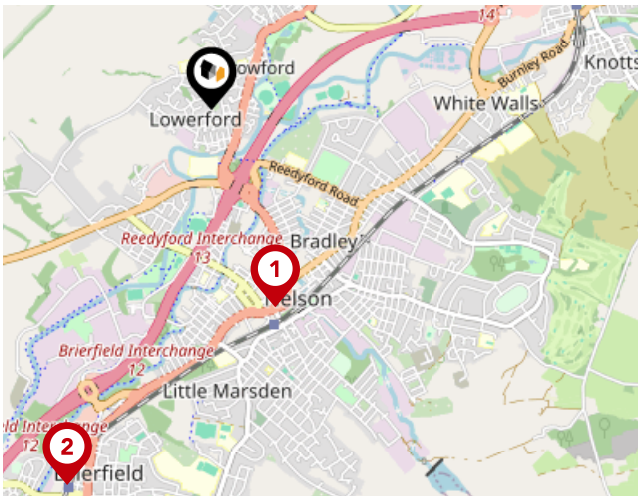
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area

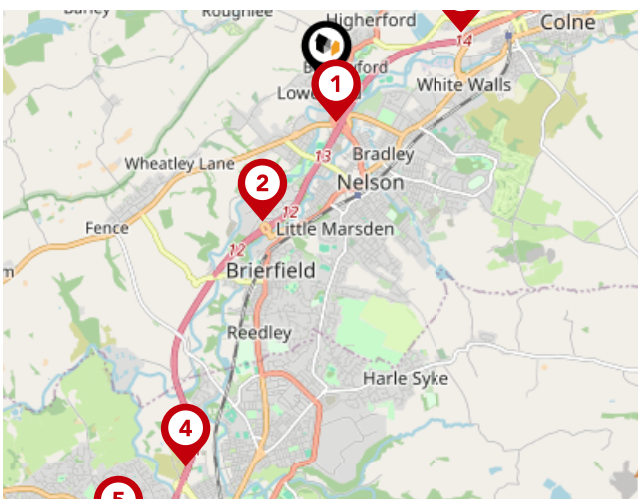
## Transport (National)

LANDWOOD  
GROUP



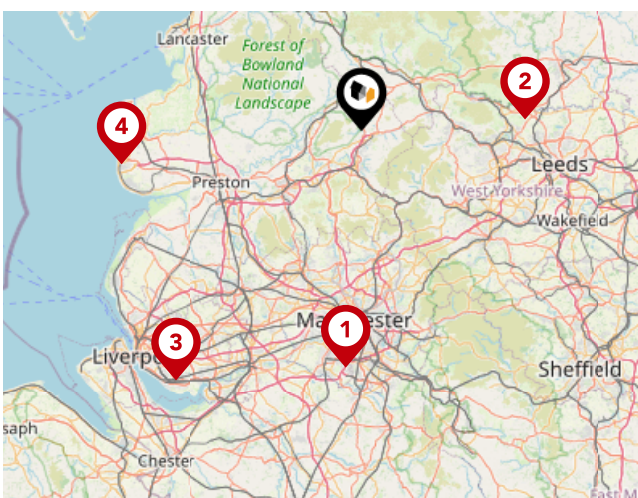
### National Rail Stations

Pin	Name	Distance
1	Nelson Rail Station	0.91 miles
2	Brierfield Rail Station	1.76 miles
3	Colne Rail Station	1.69 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J13	0.35 miles
2	M65 J12	1.33 miles
3	M65 J14	1.26 miles
4	M65 J11	3.57 miles
5	M65 J10	4.38 miles



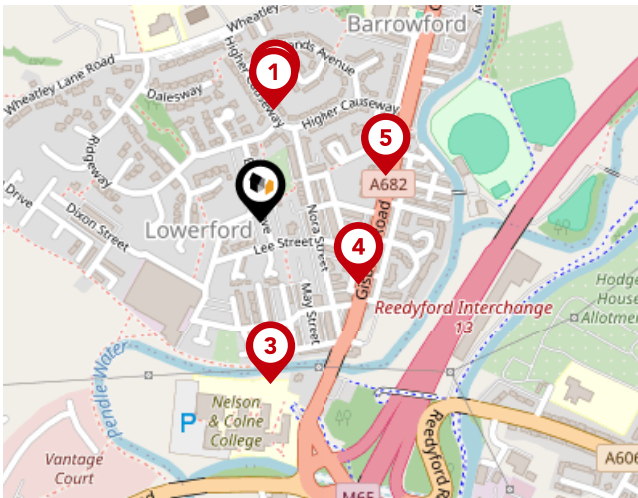
### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	33.63 miles
2	Leeds Bradford Airport	22.93 miles
3	Speke	43.84 miles
4	Highfield	33.86 miles

# Area

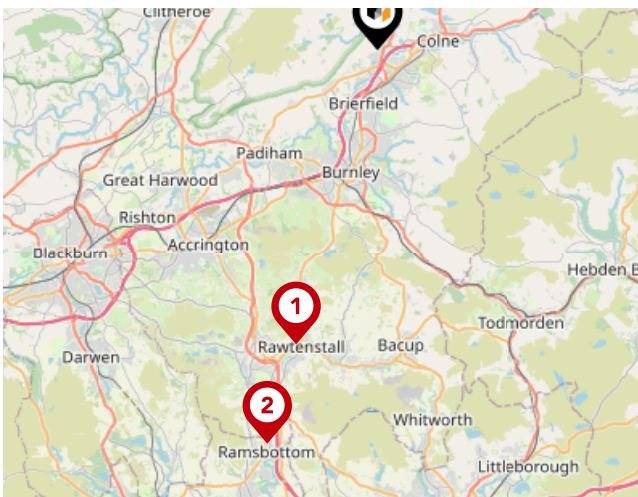
## Transport (Local)

LANDWOOD  
GROUP



### Bus Stops/Stations

Pin	Name	Distance
1	Higher Causeway	0.12 miles
2	Higher Causeway	0.13 miles
3	Nelson and Colne College	0.18 miles
4	Maud Street	0.13 miles
5	Wilton Street	0.15 miles



### Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	10.7 miles
2	Ramsbottom (East Lancashire Railway)	14.35 miles

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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